



*"Imagine waking up to this view and in the evenings, relax with a drink as the natural world goes to sleep".*

**THE SUNSETS ARE SPECTACULAR**



**24 MIDGINBIL ROAD, MIDGINBIL NSW 2484**

169 Acres (68.46 Hectares) 2 dwellings with main house entirely of the grid

11 paddocks, 4 dams, panoramic views

1 hour to Gold Coast Airport and Byron Bay



## IMAGINE WAKING UP TO THIS...

You are sitting on your enormous, completely private deck surrounded by five magnificent World Heritage National Parks. The panoramic views of Wollumbin (Mount Warning) are complemented by views of the Pinnacle, Sphinx Rock, Mount Jerusalem, and Doughboy. Listen to the birdsong and breathe in the freshest of air.

And in the evenings relax with a drink as the natural world goes to sleep. The sunsets are spectacular!

Your new home is a spacious and superbly designed hempcrete residence with heavily insulated ceiling and floor. The large (217sqm) house stays deliciously cool in summer without any air conditioning, and beautifully warm in winter with the only heating being the 'Esse' slow combustion cooking stove.

The entire property is superbly maintained and presented, and features include - 68.46 hectares (169 acres) beautiful grazing land with sheltered timber areas **PLUS**

- Walking tracks, birdlife, kangaroos, and lots of beautiful pretty faced Wallabies abound in this paradise.
- The north facing main house is extremely environmentally friendly, built in 2018 with quality sustainable materials and finishes.
- Airy and spacious with 3 metre ceilings and large double-glazed windows to frame the amazing views.
- Two generous bedrooms, two bathrooms, two composting toilets.
- All kitchen appliances are quality; from the Miele induction cooktop to the two drawer Fisher & Paykel dishwasher and AEG electric wall oven.
- Main house is entirely off grid (see details below)
- Self-sufficiency with own power, water, vegetable gardens and fruit trees (details below)
- Huge 3.6m veranda surrounds three sides of the house (196m<sup>2</sup>) to capitalise on the views.
- Attached to the rear entrance way is a large two car carport. a large shed with bays for horses, tractors, hay, workshop, other feed storage and attached at the eastern end are two more Hemp bedrooms (ceiling fans, wired smoke detectors) and a composting toilet.
- Reliable income opportunity with a second council approved four bed, three bathroom renovated house with sweeping views of the Caldera, the Pinnacle and Sphinx Rock is situated 350m from the main house. This house has grid power with 4.5Kw of solar panels feeding the HWS and then the grid. Water supplied by two tanks holding approximately 30000 litres of rainwater. Currently this house is let to very good tenants.
- Amazingly all this is within an hour's easy drive to the Gold Coast International Airport and Byron Bay.

















**“THIS VIEW IS SPECTACULAR”**



## Other Improvements and details include:

The main house and shed are off grid 240v. This is supported by an 8.125Kw solar array on the shed with battery storage housed in a separate shed at the rear of the main shed. The 24 x Hoppecke OPzV1700 (1955 A/h) @C100 Battery bank is backed up with a Pramac P6000 AVR Diesel generator.

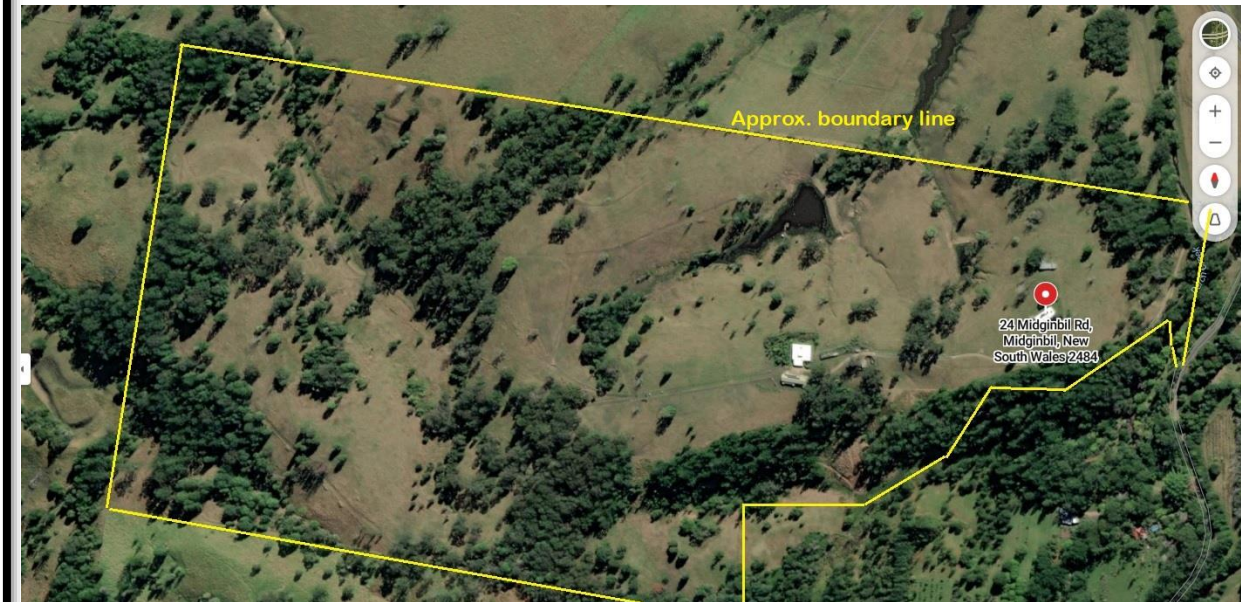
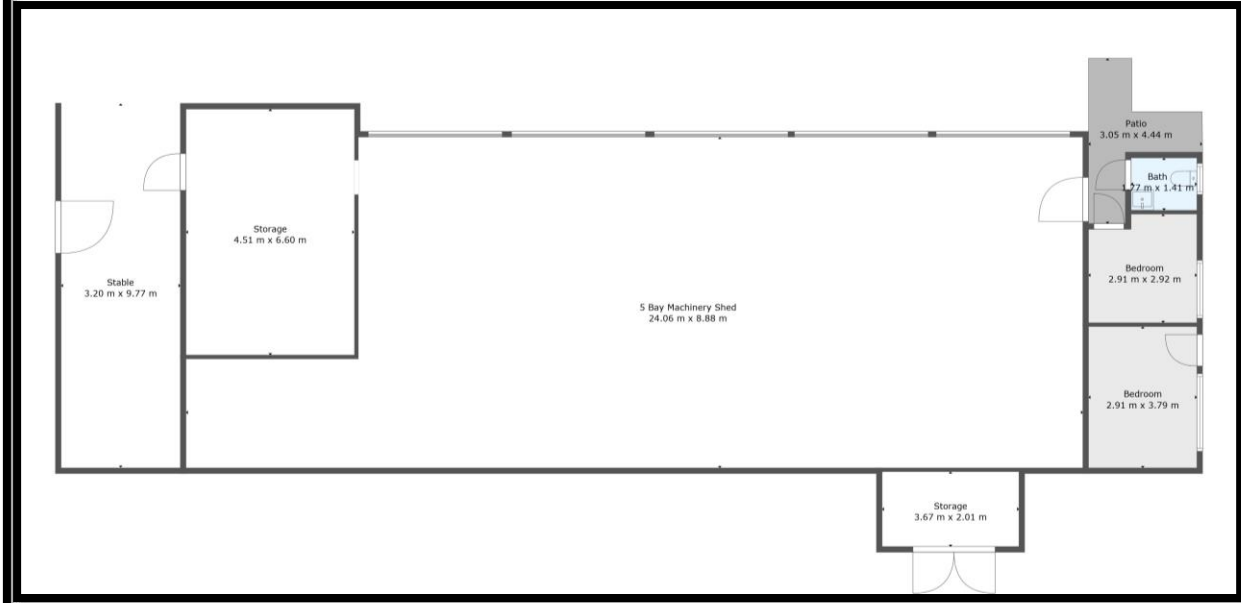
Hot water comes via an evacuated tube solar setup on house roof and backed up by electricity. Rainwater is collected in 4 x 22,500 litre tanks behind the shed. A solar pump on the main dam provides garden and stock water via 30,000 litres of overhead storage. This dam has a pontoon and ladder and is used for swimming and boating.

Extensive raised gardens, irrigated and protected by mesh provide most of the required vegetables. A small orchard of chocolate sapote, papaya, dragon fruit, oranges and lemons, mulberry and assorted citrus adjoins the garden. At the opposite end of the garden exists 'Fort Chook' - designed to repel eaters of eggs and chooks. Around the property expect to find a Macadamia, a Mango, Pecan Pomegranate, and a productive Banana patch.

As mentioned, the property itself is 68.46ha (169 acres) with new steel fencing and excellent water supplies. Each paddock has its own water supplied by 4 dams and 8 troughs. Mostly used for cattle grazing around 50 cows and calves with a couple of small areas fenced out for conservation purposes. There are steel cattle yards and an undercover crush with water to the cowshed.

The large steel gate at the property entrance has an electric gate for added privacy. (Phone or intercom operated).

30 minutes to Murwillumbah and Nimbin, 55 minutes to GC International Airport & Coolangatta, 60 minutes to Byron and 15 minutes to Uki.



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.